



**KnightFrank.com**



**To Let**

## **Devonport House, Durley Park, Keynsham, Bristol, BS31 2AT**

**Mix of Cellular and Open Plan Office Accommodation**

- Three interconnected office buildings totalling 33,358 sqft (3,099 sqm).
- Large self-contained site with parking for 186 cars.
- Air conditioning, suspended ceilings and perimeter trunking.

# **0117 945 8814**

5<sup>th</sup> Floor, Assembly Building B, Cheese Lane, Bristol, BS2 0JJ

## Location

Devonport House is located off Durley Hill, the main road into Keynsham from the A4 and the A4174 Bristol Ring Road. The A4174 provides a direct connection to the motorway network via Junction 1 of the M32 and Junction 19 of the M4 located 8 miles to the south.

Keynsham railway station is a mile from the property and provides frequent services to Bristol Temple Meads in under ten minutes. Bristol Temple Meads provides direct rail connections to the UK's principal cities.

## Description

The property comprises three interconnecting office buildings known as Durley House, Wessex House and the Control Building.

The buildings provide a mix of cellular and open plan offices with the specification including air conditioning, suspended ceilings and perimeter trunking.

## Accommodation

We have been provided with the following areas:

Floor	Use	NIA (Sq M)	NIA (sq Ft)
Basement	Office	32.1	345
Ground	Office	1,437	15,469
	Reception	45.6	491
	Reception	39.3	423
<b>Sub-total</b>		<b>1,521.9</b>	<b>16,383</b>
First	Office	1,194.3	12,855
Second	Office	350.7	3,775
<b>Total</b>		<b>3,099</b>	<b>33,358</b>

## Parking

186 designated onsite car parking spaces.

## Terms

The accommodation can be leased as a whole or on a floor by floor basis.

The accommodation is available by way of a full repairing and insuring lease direct from the Landlord on flexible terms to be agreed.

## EPC

Available upon request.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Anti Money Laundering

Upon Agreement of Heads of Terms, the intended lessee will be required to provide the usual information to satisfy Anti Money Laundering requirements.

## Viewing

Viewing is strictly by prior appointment with the agents. Please contact:

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